



SMITH & FRIENDS are delighted to offer to the market this two bedroom bungalow offered with NO CHAIN INVOLVED and would make the perfect renovation project. Bournemouth Avenue can be accessed via Cargo Fleet Lane. The deceptively spacious living accommodation briefly comprises; entrance hallway, two bedrooms, generous size lounge, rear dining room, a shower room with WC (shower & sink unit would need to be installed) and a kitchen.

Externally to the rear of the property is an enclosed garden which is mainly laid to lawn, with mature shrubs and trees. To the front of the property is gated access with parking for 2 cars. Viewings come highly recommended to fully appreciate.

Bournemouth Avenue, Middlesbrough, TS3 0NH

2 Bed - Bungalow - Semi Detached

£95,000

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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